

076.0

0003

0009.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

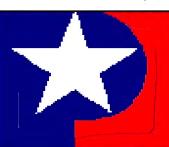
Total Card / Total Parcel
782,100 / 782,100

USE VALUE:

782,100 / 782,100

ASSESSED:

782,100 / 782,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BAKER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAJESKI PETER J & MARY J	
Owner 2:	
Owner 3:	
Street 1: 26 BAKER RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,273 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 2059 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11273		Sq. Ft.	Site		0	70.	0.67	12									530,732						530,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11273.000	251,400		530,700	782,100		48013
Total Card	0.259	251,400		530,700	782,100	Entered Lot Size	GIS Ref
Total Parcel	0.259	251,400		530,700	782,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	379.88	/Parcel: 379.8	Land Unit Type:	Insp Date
							10/08/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,300	0	11,273.	530,700	782,000	782,000	Year End Roll	12/18/2019
2019	101	FV	206,600	0	11,273.	492,800	699,400	699,400	Year End Roll	1/3/2019
2018	101	FV	206,600	0	11,273.	492,800	699,400	699,400	Year End Roll	12/20/2017
2017	101	FV	206,600	0	11,273.	432,200	638,800	638,800	Year End Roll	1/3/2017
2016	101	FV	206,600	0	11,273.	394,300	600,900	600,900	Year End	1/4/2016
2015	101	FV	193,700	0	11,273.	348,800	542,500	542,500	Year End Roll	12/11/2014
2014	101	FV	193,700	0	11,273.	329,800	523,500	523,500	Year End Roll	12/16/2013
2013	101	FV	193,700	0	11,273.	313,900	507,600	507,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11877-648		8/20/1970		29,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2002	292	Siding	20,600	C				REROOF-NEW SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
12/10/2008	Meas/Inspect	163	PATRIOT
2/3/2003	External Ins	PM	Peter M
11/20/1999	Inspected	263	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH												
Type:	5 - Cape		Full Bath:	2	Rating:	Average		PART OF LAND UNUSABLE IN BACK.																						
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:																										
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:																									
Foundation:	1 - Concrete		A 3QBth:	Rating:																										
Frame:	1 - Wood		1/2 Bath:	Rating:																										
Prime Wall:	4 - Vinyl		A HBth:	Rating:																										
Sec Wall:			OthrFix:	Rating:																										
Roof Struct:	1 - Gable		OTHER FEATURES																											
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good																								
Color:	WHITE		A Kits:	Rating:																										
View / Desir:			Fpl:	1	Rating:	Average																								
GENERAL INFORMATION						WSFlue:	Rating:																							
Grade:	C - Average		CONDOS INFORMATION																											
Year Blt:	1960	Eff Yr Blt:																												
Alt LUC:																														
Jurisdct:	G4	Fact:	.																											
Const Mod:																														
Lump Sum Adj:																														
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN												
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:	No Unit					RMS	BRS	FL															
Prim Int Wall:	1 - Drywall		Functional:			%	Interior:						1	8	4															
Sec Int Wall:			Economic:			%	Additions:																							
Partition:	T - Typical		Special:			%	Kitchen:																							
Prim Floors:	3 - Hardwood		Override:			%	Baths:																							
Sec Floors:			Total:			31 %	Plumbing:																							
Bsmnt Flr:	4 - Carpet		CALC SUMMARY						Electric:																					
Subfloor:			COMPARABLE SALES						Heating:																					
Bsmnt Gar:	1		Basic \$ / SQ:	105.00			General:																							
Electric:	3	- Typical	Size Adj.:	1.22883129			Rate						Parcel ID	Typ	Date	Sale Price														
Insulation:	2	- Typical	Const Adj.:	1.00999999																										
Int vs Ext:	S		Adj \$ / SQ:	130.318																										
Heat Fuel:	2	- Gas	Other Features:	89500																										
Heat Type:	3	- Forced H/W	Grade Factor:	1.00																										
# Heat Sys:	1		NBHD Inf:	1.00000000																										
% Heated:	100		NBHD Mod:																											
Solar HW:	NO	Central Vac:	NO	LUC Factor:	1.00																									
% Com Wall:			Adj Total:	364276																										
	% Sprinkled:		Depreciation:	112926																										
			Deprecated Total:	251351																										
MOBILE HOME						WtAv\$/SQ:	AvRate:		Ind.Val																					
Make:																														
Model:																														
Serial #:																														
Year:																														
Color:																														
SPEC FEATURES/YARD ITEMS						PARCEL ID						076.0-0003-0009.A																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
More: N	Total Yard Items:						Total Special Features:						Total:																	

Sum Area By Label :
TQS = 816
FFL = 1202
BMT = 816
WDK = 133
OFP = 36

RESIDENTIAL GRID

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,202	130.320	156,642	BMT	100	RRM	30 F		
BMT	Basement	816	42.850	34,964						
TQS	3/4 Story	612	130.320	79,754						
WDK	Deck	133	13.650	1,816						
OFP	Open Porch	36	44.440	1,600						
Net Sketched Area: 2,799				Total:	274,776					
Size Ad	1814	Gross Are	3003	FinArea	2059					

IMAGE

AssessPro Patriot Properties, Inc